



**Wings Court Station Road, Little Sutton Ellesmere Port CH66  
1NY**

**welcome to**

**Wings Court Station Road, Little Sutton Ellesmere Port**

Jones & Chapman are excited to welcome onto the market this three bedroom, mid terraced house which is ideally situated within walking distance of local shops, schools and rail links. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome onto the market this three bedroom, mid terraced house which is ideally situated within walking distance of local shops, schools and rail links, and is just a short drive from the M53 offering easy commuter access across the North West and North Wales. This home would suit a buy to let purchaser looking for an investment opportunity as there is currently a tenant in situ.

The property briefly comprises: Inner hall, lounge, downstairs WC, and kitchen with dining area to the ground floor. The first floor offers three bedrooms with the master boasting an en-suite and a family bathroom. Externally there is a small garden to the front and a private garden to the rear. The property also benefits from allocated resident parking.

## **Inner Hall**

### **Lounge**

14' 3" x 13' 7" ( 4.34m x 4.14m )

### **Downstairs W.C**

### **Kitchen Diner**

14' 3" x 18' 5" ( 4.34m x 5.61m )

## **Landing**

### **Bedroom One**

11' x 11' 8" ( 3.35m x 3.56m )

### **En-Suite**

### **Bedroom Two**

12' 1" x 8' 2" ( 3.68m x 2.49m )

### **Bedroom Three**

5' 8" x 8' 2" ( 1.73m x 2.49m )

## **Bathroom**

## **Rear Garden**



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welcome to

## Wings Court Station Road, Little Sutton Ellesmere Port

- Well Presented Mid-Terraced House
- Three Bedrooms, En-Suite & Family Bathroom
- Lounge, Kitchen & Downstairs WC
- Private Rear Garden
- Allocated Resident Parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £180,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108635 - 0004

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